

**2007**

**BOARD OF  
EQUALIZATION**

2007 BOARD OF EQUALIZATION OATH OF OFFICE

I, Sandra Bryant-Littles do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

*Sandra Bryant-Littles*

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 9<sup>th</sup> day of July 2007. Witness my hand and official seal the day above written.

*Kay Brown*  
\_\_\_\_\_  
Kay Brown, County Clerk

138.010 RSMO



## 2007 BOARD OF EQUALIZATION OATH OF OFFICE

I, Bill Barnett, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

Bill Barnett

STATE OF MISSOURI

COUNTY OF CHRISTIAN

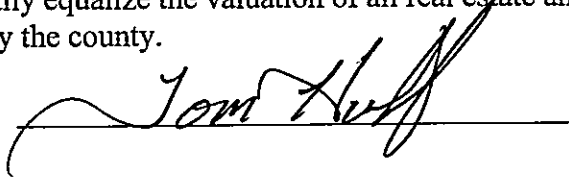
Subscribed and sworn to before me on this 9<sup>th</sup> day of July 2007. Witness my hand and official seal the day above written.

Kay Brown  
Kay Brown, County Clerk

138.010 RSMO

## 2007 BOARD OF EQUALIZATION OATH OF OFFICE

I, Tom Huff, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.





\_\_\_\_\_

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 9<sup>th</sup> day of July 2007. Witness my hand and official seal the day above written.



  
\_\_\_\_\_

Kay Brown, County Clerk

138.010 RSMO

# 2007 BOARD OF EQUALIZATION OATH OF OFFICE

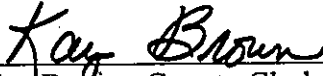
I, John Grubaugh, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.



STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 9<sup>th</sup> day of July 2007. Witness my hand and official seal the day above written.



Kay Brown, County Clerk

138.010.RSMO



## 2007 BOARD OF EQUALIZATION OATH OF OFFICE


I, Loyd Todd, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

  
\_\_\_\_\_

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 9<sup>th</sup> day of July 2007. Witness my hand and official seal the day above written.

  
\_\_\_\_\_

Kay Brown, County Clerk

138.010 RSMO

## 2007 BOARD OF EQUALIZATION OATH OF OFFICE

I, Susan "Sam" Yarnell, do solemnly swear that as a member of the Christian County Board of Equalization will fairly and impartially equalize the valuation of all real estate and tangible personal property taxable by the county.

  
\_\_\_\_\_

STATE OF MISSOURI

COUNTY OF CHRISTIAN

Subscribed and sworn to before me on this 9<sup>th</sup> day of July 2007. Witness my hand and official seal the day above written.

  
\_\_\_\_\_

Kay Brown, County Clerk

138.010 RSMO

55.161.4



COMMISSIONERS

BRUCE E. DAVIS, CHAIRMAN  
JENNIFER TIDWELL, MEMBER  
CHARLES NORDWALD, MEMBER

SANDY WANKUM  
ADMINISTRATIVE SECRETARY

R. RANDALL TURLEY  
CHIEF COUNSEL

STATE TAX COMMISSION  
OF MISSOURI

TRUMAN STATE OFFICE BUILDING, ROOM 840  
POST OFFICE BOX 146  
JEFFERSON CITY, MISSOURI 65102-0146  
TELEPHONE: 573/751-2414  
FAX: 573/751-1341  
WWW.STC.MO.GOV

July 3, 2007

To: Christian County Board of Equalization

Under the authority of Section 138.420.4, RSMo, the State Tax Commission has completed its review of the assessment of the residence owned and occupied by the County Assessor. The assessment below has been affirmed for tax year 2007:

Parcel Number: 09-0.8-34-000-000-007.004

Market Value: \$112,800  
(Residential only)

Assessed Value: \$21,432  
(Residential only)

Sincerely,

A handwritten signature in cursive script that reads "Robert E. Epperson".

Robert E. Epperson  
Manager  
Technical Assistance Section

REE/ams

cc: County Assessor



**CHRISTIAN COUNTY COMMISSION 2007**  
**NOTICE OF OPEN MEETING**  
**POSTED @ 8:00 a.m. July 6, 2007**

**\*\*\*\*\* JULY TERM\*\*\*\*\***

Notice is hereby given that the Christian County Commission  
will conduct a meeting at:

The Christian County Courthouse, Rm. 100  
On: July 9, 2007

- |            |   |
|------------|---|
| 9:00 a.m.  | Bid Opening – Back-up Computer<br>System for Recorder’s Office      |
| 11:00 a.m. | BOE Hearing – Travis Mauldin<br>Re: Villas at Copperleaf Apartments |
| 1:00 p.m.  | OACAC Meeting<br>Location: 204 E. Elm                               |
| 2:00 p.m.  | Glen Pace<br>Re: Wage Increases                                     |

The agenda of this meeting may include a vote to close a  
portion of the meeting pursuant to 610.021 of the Missouri  
Sunshine Law.

ATTN: Dick

## **Christian County Board of Equalization**

**July 09, 2007**

### **Convene**

Presiding Commissioner John Grubaugh called the meeting of the Christian County Board of Equalization to order at 11:00 a.m. on July 9, 2007 at the County Commission Office. Attendance: John Grubaugh, Present: Bill Barnett, Present: Tom Huff, Present: Loyd Todd, Present: Susan "Sam" Yarnell, Present: Sandra Bryant-Littles, Present.

### **11:00 a.m. BOE Hearing -- Villas at Copperleaf Apartments**

The Board of Equalization met with Travis Mauldin to discuss the Villas at Copperleaf Apartments, parcel number 10-0.1-12-002-010-001.023. This is a sixty-four apartment complex consisting of 32 two bedroom apartments and 32 one bedroom apartments. This is a new complex and based upon market value, the Assessor assessed the property for \$ 4,449,500.00 and Mr. Mauldin presented the valuation based on income analysis at \$ 1,815,321.00. The Assessor assesses the property at a 3.94 cap rate. The difference in assessed value would be approximately \$ 30,000.00 in taxes.

### **Motion/Vote - To Send the Villa's at Copperleaf Apartments to the State Tax Commission**

Associate Commissioner Tom Huff made a motion to send the assessment decision to the State Tax Commission for the Villas at Copperleaf Apartments Bill Barnett seconded the motion. The motion passed by vote: John Grubaugh (Yes), Bill Barnett (Yes), Tom Huff (Yes), Loyd Todd (Yes), Susan "Sam" Yarnell (Yes), Sandra Bryant-Littles (Yes).

### **Signatures**

\_\_\_\_\_  
John Grubaugh, Presiding Commissioner/Board Member

**P** PROPERTY TAX SERVICES, INC.

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June 22, 2007

Ms. Kay Brown  
Christian County Commission  
100 West Church Street, Room 100  
Ozark, Missouri 65721

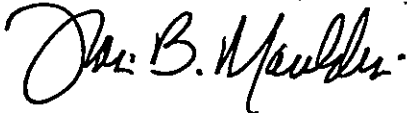
**RE: Property Information – Villas at Copper Leaf Apartments  
Parcel ID #: 10-0.1-12-002-010-001.023**

Dear Ms. Brown:

I have enclosed the 2007 appeal form and the income and rent roll for the Villas at Copper Leaf Apartments. I received your letter indicating that the hearing will be on July 9th at 11:00 am.

Thank you for your time and considerations. My phone number is (479) 527-8814.

Respectfully,  
Property Tax Services, Inc.



Travis B. Mauldin  
Property Tax Consultant

encl.

**RECEIVED**

**JUN 25 2007**

**KAY BROWN  
COUNTY CLERK**

Christian

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR

2007

Owner Villas at Copper Leaf, LP  
Mailing Address 1730 E. Republic Rd, Suite F  
City, State, Zip Springfield, MO. 65808  
Phone # 1-214-615-6054

Parcel # 10-0.1-12-002-010-001.023  
Situs Address 305 Peachtree Drive  
Property Type & Use Apartments  
Villas at Copper Leaf Apts.

Agent TRAVIS B. MAULDEIN  
Address 1183 Joyce Blvd., Suite 2  
City, State, Zip Fayetteville, Arkansas 72703  
Phone # 1-479-527-8814

Property Description  
All of Lot 242, Copper Leaf  
Subdivision - replat of Lot 1, Copper  
Leaf.

- Nature of Appeal Value
- Basis of Appeal Stabilized income analysis.
- Opinion of Market Value as of January 1, 1,815,325
- Purchase Price \$ N/A Purchase Date N/A
- Type of Sale N/A
- Subsequent improvements made to property None  
Cost N/A

NOTE: Income type property owners should submit income and expense information.

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

Assessment	Owners's Opinion of Market Value	Market Value by BOE	New Assessment
Residential	_____	_____	x.19
Agricultural	_____	_____	x.12
Commercial	_____	_____	x.32
Total	_____	_____	_____

Reason for Change \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_

DATE: 01-Jan-07  
 CLIENT: Zimmerman Properties  
 PROPERTY: Villas at Copper Leaf  
 TYPE: APARTMENTS  
 SALE:  
 DATE OF SALE:  
 YEAR BUILT:  
 LAND ACRES:  
 % OCCUPANCY: 24.00%

I.D.: 10-0.1-12-002-010-001.023  
 LOCATION:  
 STATE SALE RATIO: 100.00%  
 UNITS: 64  
 NLA: 54,564  
 GLA: 54,564  
 ASSESSOR'S PROPOSED VALUE:  
 VALUE PER UNIT:

4,449,500  
 69,523

	2005	2006	PROFORMA
RENTAL INCOME	0	372,000	372,000
VACANCY	0	285,055	37,200
TOTAL INCOME	0	86,945	334,800
OTHER INCOME	0	4,572	4,500
GROSS INCOME	0	91,517	339,300
OPERATING EXPENSES (\$275/unit reserves)	0	188,258	152,685
NET OPERATING INCOME	0	(96,741)	186,615

CAPITALIZATION RATE 10.28%

INDICATED VALUE 1,815,321

STATE SALE RATIO 100.00%

EQUALIZED VALUE 1,815,321

	#DIV/0!	76.63%	10.00%
ECONOMIC VACANCY RATIO:			
OPERATING EXPENSE RATIO	#DIV/0!	205.71%	45.00%
OPERATING EXPENSE/SQ.FT.	\$0.00	\$3.45	\$2.80
OPERATING EXPENSE/UNIT	\$0.00	\$2,941.53	\$2,385.70
EQUALIZED VALUE/UNIT	0	(14,704)	28,364
OVERALL CAP RATE		9.00%	
TAX RATE		1.28%	
CAPITALIZATION RATE		10.28%	

*Christon Co., MO*

Villas at Copper Leaf, LP

Withoit Property Management  
Income Statement

	Month Ending 12/31/2006			Year To Date 12/31/2006		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>REVENUE</b>						
<b>REVENUE</b>						
4001.0000 - Gross Potential Rent	31,000.00	32,440.00	(1,440.00)	318,640.00	389,280.00	(70,640.00)
4002.0000 - Gain/Loss to Lease	(11.00)	0.00	(11.00)	(12.33)	0.00	(12.33)
4011.0000 - Vacancy Loss	(16,153.00)	(4,542.00)	(11,611.00)	(231,334.83)	(241,273.00)	9,938.17
4014.0000 - Non-Revenue Units	0.00	(560.00)	560.00	0.00	(5,600.00)	5,600.00
4040.0000 - Bad Debt	(270.00)	0.00	(270.00)	(347.51)	0.00	(347.51)
4050.0000 - Revenue to Collected/Recognized	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total REVENUE:</b>	<b>14,566.00</b>	<b>27,338.00</b>	<b>(12,772.00)</b>	<b>86,945.33</b>	<b>142,407.00</b>	<b>(55,461.67)</b>
<b>OTHER INCOME</b>						
4100.0000 - Escrow Deposit Forfeitures	99.00	0.00	99.00	495.00	0.00	495.00
4103.0000 - Late Fee/NSF Income	0.00	0.00	0.00	25.00	0.00	25.00
4104.0000 - Nonrefundable Cleaning/Pet Deposit	450.00	100.00	350.00	2,200.00	2,900.00	(700.00)
4105.0000 - Application Fee Income	300.00	50.00	250.00	1,800.00	1,450.00	350.00
4108.0000 - Move Out Expense Recovery	49.00	0.00	49.00	52.00	0.00	52.00
4211.0000 - Interest Income	188.79	0.00	188.79	513.01	0.00	513.01
<b>Total OTHER INCOME:</b>	<b>1,086.79</b>	<b>150.00</b>	<b>936.79</b>	<b>5,085.01</b>	<b>4,350.00</b>	<b>735.01</b>
<b>GROSS PROFIT:</b>	<b>15,652.79</b>	<b>27,488.00</b>	<b>(11,835.21)</b>	<b>92,030.34</b>	<b>146,757.00</b>	<b>(54,726.66)</b>
<b>EXPENSES</b>						
<b>PAYROLL AND RELATED</b>						
7102.0000 - Manager	2,420.60	1,875.00	(545.60)	19,922.52	22,500.00	2,577.48
7103.0000 - Assistant Manager	0.00	0.00	0.00	1,352.82	0.00	(1,352.82)
7105.0000 - Maintenance Supervisor	1,593.00	1,733.00	140.00	15,907.49	18,197.33	2,289.84
7106.0000 - Fica/Medicare	310.86	276.00	(34.86)	2,914.02	3,113.00	198.98
7107.0000 - Federal Unemployment	32.51	11.00	(21.51)	161.50	124.00	(37.50)
7108.0000 - State Unemployment	38.29	126.00	87.71	536.44	1,422.00	885.56
7109.0000 - Worker's Comp Insurance	123.41	133.00	9.59	1,188.67	1,501.00	312.33
7110.0000 - Health/Life & Liability Ins.	2.85	200.00	197.15	18.93	2,000.00	1,981.07
7111.0000 - Uniforms	0.00	0.00	0.00	104.61	0.00	(104.61)
7112.0000 - Auto Allowance	50.00	50.00	0.00	633.00	575.00	(58.00)
7116.0000 - Bonus	0.00	0.00	0.00	275.00	0.00	(275.00)
7125.0000 - Employment Ad Expense	1,072.50	0.00	(1,072.50)	1,899.39	0.00	(1,899.39)
7145.0000 - Payroll Services	22.64	0.00	(22.64)	208.23	0.00	(208.23)
<b>Total PAYROLL AND RELATED:</b>	<b>5,666.66</b>	<b>4,404.00</b>	<b>(1,262.66)</b>	<b>45,122.62</b>	<b>49,432.33</b>	<b>4,309.71</b>
<b>ACCOUNTING AND AUDIT</b>						
7201.0000 - Annual Audit Fees	0.00	0.00	0.00	550.00	7,500.00	6,950.00
7202.0000 - Tax Return Preparation Fee	0.00	0.00	0.00	0.00	1,500.00	1,500.00
<b>Total ACCOUNTING AND AUDIT:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>550.00</b>	<b>9,000.00</b>	<b>8,450.00</b>
<b>LEGAL EXPENSES</b>						
7701.0000 - Legal Costs	0.00	0.00	0.00	96.00	500.00	404.00
<b>Total LEGAL EXPENSES:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>96.00</b>	<b>500.00</b>	<b>404.00</b>
<b>ADVERTISING</b>						
7302.0000 - Newspaper Advertising	657.50	125.00	(532.50)	7,230.53	3,375.00	(3,855.53)
7302.0500 - Apartment Magazines	128.00	0.00	(128.00)	2,772.02	1,350.00	(1,422.02)
7303.0000 - Signage	10.00	0.00	(10.00)	776.73	0.00	(776.73)
7305.0000 - Other Marketing/Leasing Broch.	1,048.78	0.00	(1,048.78)	5,441.28	100.00	(5,341.28)
7306.0000 - Call Center Mktg/Promos/Events	1,630.34	0.00	(1,630.34)	9,292.13	1,250.00	(8,042.13)
7311.0000 - Resident/Referral Fees	172.50	0.00	(172.50)	392.50	400.00	7.50
<b>Total ADVERTISING:</b>	<b>3,647.12</b>	<b>125.00</b>	<b>(3,522.12)</b>	<b>25,905.19</b>	<b>6,475.00</b>	<b>(19,430.19)</b>
<b>MAKE-READY COSTS</b>						
7501.0000 - Contract Cleaning	0.00	45.00	45.00	0.00	495.00	495.00
7503.0000 - Carpet Clean/Dye	0.00	90.00	90.00	0.00	990.00	990.00
7505.0000 - Painting Supplies	0.00	54.00	54.00	24.52	594.00	569.48
7507.0000 - Other Make Ready Costs	255.33	50.00	(205.33)	4,427.01	550.00	(3,877.01)
<b>Total MAKE-READY COSTS:</b>	<b>255.33</b>	<b>239.00</b>	<b>(16.33)</b>	<b>4,451.53</b>	<b>2,629.00</b>	<b>(1,822.53)</b>
<b>REPAIRS AND MAINTENANCE</b>						
7601.0000 - Appliances	0.00	80.00	80.00	0.00	880.00	880.00
7602.0000 - Plumbing	0.00	40.00	40.00	12.59	440.00	427.41
7603.0000 - Electrical	0.00	65.00	65.00	168.24	715.00	546.76
7604.0000 - Heating & Air Conditioning	0.00	25.00	25.00	0.00	975.00	975.00
7606.0000 - Building-Misc Repair	64.91	50.00	(14.91)	1,779.44	550.00	(1,229.44)
7607.0000 - Locks & Keys	0.00	10.00	10.00	0.00	110.00	110.00
7611.0000 - Common Area Cleaning	0.00	45.00	45.00	14.82	495.00	480.18
7615.0000 - Grounds Cover/Landscape Supply	0.00	0.00	0.00	1,134.84	500.00	(634.84)
7616.0000 - Snow Removal Supplies	0.00	100.00	100.00	0.00	200.00	200.00
<b>Total REPAIRS AND MAINTENANCE:</b>	<b>64.91</b>	<b>415.00</b>	<b>350.09</b>	<b>3,109.93</b>	<b>4,865.00</b>	<b>1,755.07</b>

Wilhoit Property Management  
Income Statement

	Month Ending 12/31/2006			Year To Date 12/31/2006		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>UTILITIES</b>						
7901.0000 - Common Area Electric	1,131.89	0.00	(1,131.89)	7,000.48	0.00	(7,000.48)
7902.0000 - Vacant Units Electric	467.61	500.00	32.39	8,056.47	6,000.00	(2,056.47)
7904.0000 - Common Area Sewer/Storm	103.14	0.00	(103.14)	520.00	0.00	(520.00)
7904.0100 - Resident Unit Sewer/Storm	0.00	0.00	0.00	215.51	0.00	(215.51)
7905.0000 - Common Area Water	215.48	2,170.00	1,954.52	4,763.18	26,040.00	21,276.82
7905.0100 - Resident Unit Water	0.00	0.00	0.00	782.71	0.00	(782.71)
7915.0000 - Trash Removal-COP	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total UTILITIES:</b>	<b>1,918.12</b>	<b>2,670.00</b>	<b>751.88</b>	<b>21,338.35</b>	<b>32,040.00</b>	<b>10,701.65</b>
<b>INSURANCE</b>						
7401.0000 - Property Insurance	1,966.78	1,067.00	(899.78)	16,559.74	11,737.00	(4,822.74)
<b>Total INSURANCE:</b>	<b>1,966.78</b>	<b>1,067.00</b>	<b>(899.78)</b>	<b>16,559.74</b>	<b>11,737.00</b>	<b>(4,822.74)</b>
<b>REAL ESTATE/PROPERTY TAXES</b>						
8101.0000 - Land/Bldgs-Real Estate Tax	(10,060.63)	1,733.00	11,793.63	337.37	20,796.33	20,458.96
<b>Total REAL ESTATE/PROPERTY TAXES:</b>	<b>(10,060.63)</b>	<b>1,733.00</b>	<b>11,793.63</b>	<b>337.37</b>	<b>20,796.33</b>	<b>20,458.96</b>
<b>MANAGEMENT FEES</b>						
8301.0000 - Base Management Fee	1,000.00	1,374.00	374.00	10,000.00	12,650.00	2,650.00
<b>Total MANAGEMENT FEES:</b>	<b>1,000.00</b>	<b>1,374.00</b>	<b>374.00</b>	<b>10,000.00</b>	<b>12,650.00</b>	<b>2,650.00</b>
<b>GENERAL AND ADMINISTRATIVE</b>						
7801.0000 - Office Supplies	63.89	75.00	11.11	2,421.72	825.00	(1,596.72)
7802.0000 - Telephone/Pager/Modem/Fax	472.84	340.00	(132.84)	5,426.93	3,740.00	(1,686.93)
7803.0000 - Copier Charges	85.17	115.00	29.83	971.44	1,265.00	293.56
7805.0000 - Computer Expense	920.52	25.00	(895.52)	5,053.58	1,420.00	(3,633.58)
7806.0000 - Postage & Express Mail	103.30	50.00	(53.30)	496.71	550.00	53.29
7807.0000 - Credit Check/Resident Screening	0.00	25.00	25.00	195.60	960.00	764.40
7808.0000 - Employee Travel/Mileage Reim	0.00	0.00	0.00	995.53	0.00	(995.53)
7811.0000 - Dues & Memberships	0.00	1,333.33	1,333.33	15,639.00	15,999.96	360.96
7812.0000 - Property Acknowledgement	0.00	0.00	0.00	2.48	0.00	(2.48)
7814.0000 - Training/Education	0.00	0.00	0.00	439.41	600.00	160.59
7815.0000 - Governmental Licenses & Fees	95.97	0.00	(95.97)	432.97	0.00	(432.97)
7816.0000 - Bank Charges	0.50	5.00	4.50	96.64	55.00	(41.64)
7817.0000 - Other Common Area Expense	0.00	0.00	0.00	199.49	0.00	(199.49)
<b>Total GENERAL AND ADMINISTRATIVE:</b>	<b>1,742.19</b>	<b>1,968.33</b>	<b>226.14</b>	<b>32,371.50</b>	<b>25,414.96</b>	<b>(6,956.54)</b>
<b>CONTRACT SERVICES/OUTSIDE LABOR</b>						
8001.0000 - Landscape Contract	0.00	0.00	0.00	3,000.00	0.00	(3,000.00)
8002.0000 - Pest Control	0.00	96.00	96.00	71.60	1,056.00	984.40
8004.0000 - Snow Removal	395.00	0.00	(395.00)	395.00	0.00	(395.00)
8005.0000 - Fire Equipment Inspection	135.00	0.00	(135.00)	320.00	0.00	(320.00)
8012.0000 - Fire System Monitoring	0.00	30.00	30.00	0.00	330.00	330.00
8050.0000 - Trash Removal	220.22	333.00	112.78	2,266.24	3,996.00	1,729.76
<b>Total CONTRACT SERVICES/OUTSIDE LABOR:</b>	<b>750.22</b>	<b>459.00</b>	<b>(291.22)</b>	<b>6,052.84</b>	<b>5,382.00</b>	<b>(670.84)</b>
<b>RESERVES</b>						
8401.0000 - Maintenance & Capital Reserve	(9,600.00)	1,600.00	11,200.00	0.00	17,600.00	17,600.00
<b>Total RESERVES:</b>	<b>(9,600.00)</b>	<b>1,600.00</b>	<b>11,200.00</b>	<b>0.00</b>	<b>17,600.00</b>	<b>17,600.00</b>
<b>Total EXPENSES:</b>	<b>(2,649.30)</b>	<b>16,054.33</b>	<b>18,703.63</b>	<b>165,895.07</b>	<b>198,521.62</b>	<b>32,626.55</b>
<b>NET INCOME FROM OPERATIONS:</b>	<b>18,302.09</b>	<b>11,433.67</b>	<b>6,868.42</b>	<b>(73,864.73)</b>	<b>(51,764.62)</b>	<b>(22,100.11)</b>
<b>OTHER INCOME AND EXPENSE</b>						
<b>DEBT SERVICE</b>						
9604.0000 - Mortgage Interest Expense	20,576.82	9,573.00	(11,003.82)	133,190.26	105,303.00	(27,887.26)
<b>Total DEBT SERVICE:</b>	<b>20,576.82</b>	<b>9,573.00</b>	<b>(11,003.82)</b>	<b>133,190.26</b>	<b>105,303.00</b>	<b>(27,887.26)</b>
<b>CAPITAL EXPENDITURES</b>						
9504.0000 - Amenities	0.00	0.00	0.00	1,100.00	0.00	(1,100.00)
9509.0000 - Furniture & Equipment	0.00	0.00	0.00	266.50	0.00	(266.50)
<b>Total CAPITAL EXPENDITURES:</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,366.50</b>	<b>0.00</b>	<b>(1,366.50)</b>
<b>Total OTHER INCOME AND EXPENSE:</b>	<b>20,576.82</b>	<b>9,573.00</b>	<b>(11,003.82)</b>	<b>134,556.76</b>	<b>105,303.00</b>	<b>(29,253.76)</b>
<b>NET CASH FLOW:</b>	<b>(2,274.73)</b>	<b>1,860.67</b>	<b>(4,135.40)</b>	<b>(208,421.49)</b>	<b>(157,067.62)</b>	<b>(51,353.87)</b>
<b>HOME LOANS</b>						
9606.0000 - Interest Expense-2nd Mortgage	0.00	1,287.00	1,287.00	0.00	14,157.00	14,157.00
<b>Total HOME LOANS:</b>	<b>0.00</b>	<b>1,287.00</b>	<b>1,287.00</b>	<b>0.00</b>	<b>14,157.00</b>	<b>14,157.00</b>
<b>NET CASH FLOW AFTER HOME LOANS</b>	<b>(2,274.73)</b>	<b>573.67</b>	<b>(2,848.40)</b>	<b>(208,421.49)</b>	<b>(171,224.62)</b>	<b>(37,196.87)</b>
<b>OTHER TAX ADJUSTMENTS</b>						

Wilhoit Property Management  
Income Statement

	Month Ending			Year To Date		
	12/31/2006			12/31/2006		
	Actual	Budget	Variance	Actual	Budget	Variance
9800.0000 - Asset Manager Fee	0.00	0.00	0.00	5,100.00	5,100.00	0.00
9801.0000 - Depreciation Expense	19,584.46	0.00	(19,584.46)	195,844.60	0.00	(195,844.60)
9805.0000 - Reserves-Maintenance & Capital	9,600.00	0.00	(9,600.00)	0.00	0.00	0.00
9840.0000 - Organizational Costs	0.00	0.00	0.00	10.00	0.00	(10.00)
9845.0000 - Pre-Opening	0.00	0.00	0.00	16,995.94	0.00	(16,995.94)
9852.0000 - Misc. Dev Income	0.00	0.00	0.00	(2.73)	0.00	2.73
9855.0000 - Misc. Excess Dev Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total OTHER TAX ADJUSTMENTS:	29,184.46	0.00	(29,184.46)	217,947.81	5,100.00	(212,847.81)
NET INCOME (LOSS):	(31,459.19)	573.67	(32,032.86)	(426,369.30)	(176,324.62)	(250,044.68)



Wilhoit Properties - Villas at Copper Leaf  
ALL UNITS  
As of 2/28/2007

Parameters: Sub Property: ALL  
Unit Range Start: N/A ; Unit Range End: N/A  
Report Type: Details + Summary ; Sort By: Floorplan

Bldg/Unit	Floorplan	SQFT	Market Rent	\$/SQFT	Lease Rent	Actual \$/SQFT	Name	Move-in	Lease Start	Lease End	Deposits On Hand	Made Ready
<b>5 total for: 1BR50/60 3,555 2,325.00 0.65 1,860.00 0.65 2,844 occupied SQFT</b>												
1-100	1BR50/60	711	465.00	0.65	465.00	0.65	Vacant	01/31/2007	01/31/2007	12/31/2007	48.00	N
1-205	1BR50/60	711	465.00	0.65	465.00	0.65	Hunzaker, Bernice	04/21/2006	04/21/2006	03/31/2007	48.00	N
1-211	1BR50/60	711	465.00	0.65	465.00	0.65	Leach, Ermalee	02/28/2007	02/28/2007	01/31/2008	-51.00	N
1-217	1BR50/60	711	465.00	0.65	465.00	0.65	Scotfield, Marjorie E.	02/03/2007	02/03/2007	01/31/2008	48.00	N
1-305	1BR50/60	711	465.00	0.65	465.00	0.65	Kearney, Helen					N
<b>7 total for: 1BR60% 4,977 3,255.00 0.65 2,790.00 0.65 4,266 occupied SQFT</b>												
1-105	1BR60%	711	465.00	0.65	465.00	0.65	Lykins, Charlene	03/10/2006	03/10/2006	02/28/2007	48.00	N
1-111	1BR60%	711	465.00	0.65	465.00	0.65	Ornans, Martha	07/28/2006	07/28/2006	06/30/2007	48.00	N
1-117	1BR60%	711	465.00	0.65	465.00	0.65	WITT, JOHN W	12/29/2006	12/29/2006	11/30/2007	48.00	N
1-200	1BR60%	711	465.00	0.65	465.00	0.65	Blevins, Judith	01/05/2007	01/05/2007	12/31/2007	48.00	N
1-300	1BR60%	711	465.00	0.65	465.00	0.65	Marlowe, Donna	01/20/2007	01/20/2007	12/31/2007	248.00	N
1-315	1BR60%	711	465.00	0.65	465.00	0.65	Cook, Betty J.	02/06/2007	02/06/2007	01/31/2008	248.00	N
1-317	1BR60%	711	465.00	0.65	465.00	0.65	Vacant					N
<b>9 total for: 1BR60%-C 7,254 4,185.00 0.58 4,185.00 0.58 7,254 occupied SQFT</b>												
1-102	1BR60%-C	806	465.00	0.58	465.00	0.58	Saville, Laurita d	08/30/2006	08/30/2006	07/31/2007	49.00	N
1-104	1BR60%-C	806	465.00	0.58	465.00	0.58	KNOPP, OPHELIA D	11/28/2006	11/28/2006	10/31/2007	49.00	N
1-114	1BR60%-C	806	465.00	0.58	465.00	0.58	Walbridge, Hazel	09/11/2006	09/11/2006	08/31/2007	49.00	N
1-202	1BR60%-C	806	465.00	0.58	465.00	0.58	Hauge, Carol A	07/14/2006	07/14/2006	06/30/2007	48.00	N
1-214	1BR60%-C	806	465.00	0.58	465.00	0.58	Hawkins, Brenda	07/12/2006	07/12/2006	06/30/2007	49.00	N
1-216	1BR60%-C	806	465.00	0.58	465.00	0.58	Chambers, Beverly D	08/01/2006	08/01/2006	07/31/2007	48.00	N
1-304	1BR60%-C	806	465.00	0.58	465.00	0.58	James, Judy	05/02/2006	05/02/2006	04/30/2007	49.00	N
1-314	1BR60%-C	806	465.00	0.58	465.00	0.58	periggs, norma	06/16/2006	06/16/2006	05/31/2007	49.00	N
1-316	1BR60%-C	806	465.00	0.58	465.00	0.58	Huelskamp, Dreeana	09/30/2006	09/30/2006	05/31/2007	49.00	N
<b>3 total for: 1BRHC 2,148 1,395.00 0.65 465.00 0.65 716 occupied SQFT</b>												
1-112	1BRHC	718	465.00	0.65	465.00	0.65	Artista, Roberta (Daisy)	03/23/2006	03/23/2006	02/28/2007	49.00	N
1-212	1BRHC	716	465.00	0.65	465.00	0.65	Vacant					N
1-312	1BRHC	718	465.00	0.65	465.00	0.65	Vacant					N
<b>2 total for: 1BRHH 1,422 690.00 0.49 690.00 0.49 1,422 occupied SQFT</b>												
1-115	1BRHH	711	345.00	0.49	345.00	0.49	Trpkosh, Helen M	11/27/2006	11/27/2006	10/31/2007	49.00	N
1-215	1BRHH	711	345.00	0.49	345.00	0.49	Van Bibber, John	04/20/2006	04/20/2006	03/31/2007	49.00	N

Willhoit Properties - Villas at Copper Leaf

ALL UNITS

As of 2/28/2007

Parameters: Sub Property: ALL  
Unit Range Start: N/A ; Unit Range End: N/A  
Report Type: Details + Summary ; Sort By: Floorplan

Bldg/Unit	Floorplan	SQFT	Market Rent	\$/SQFT	Lease Rent	Actual \$/SQFT	Name	Move-In	Lease Start	Lease End	Deposits On Hand	Made Ready
1-116	1BRHH-C	806	345.00	0.43	345.00	0.43	Carter, Verlin	12/08/2006	12/06/2006	11/30/2007	49.00	N
1-204	1BRHH-C	806	345.00	0.43	345.00	0.43	Reschke, Patricia	12/15/2006	12/15/2006	11/30/2007	49.00	N
1-302	1BRHH-C	806	345.00	0.43	345.00	0.43	Raulston, Evelyn	12/21/2006	12/21/2006	11/30/2007	49.00	N
<b>3 total for:</b>	<b>1BRHH-C</b>	<b>2,418</b>	<b>1,035.00</b>	<b>0.43</b>	<b>1,035.00</b>	<b>0.43</b>	<b>2,418 occupied SQFT</b>					
1-103	1BRLH	711	345.00	0.49	345.00	0.49	Bastings, Gladys	03/11/2006	03/11/2006	02/28/2007	49.00	N
1-203	1BRLH	711	345.00	0.49	345.00	0.49	Bittle, Dennis	12/15/2006	12/15/2006	11/30/2007	50.00	N
1-303	1BRLH	711	345.00	0.49	345.00	0.49	Griffy, Carroll A.	12/13/2006	12/13/2006	11/30/2007	49.00	N
<b>3 total for:</b>	<b>1BRLH</b>	<b>2,133</b>	<b>1,035.00</b>	<b>0.49</b>	<b>1,035.00</b>	<b>0.49</b>	<b>2,133 occupied SQFT</b>					
1-101	2BR50/60	958	560.00	0.58			Vacant					N
1-113	2BR50/60	958	560.00	0.58			Vacant - pending resident: Yates, Rebecca Ann		02/28/2007	01/31/2008	89.00	N
1-220	2BR50/60	958	560.00	0.58			Vacant					N
1-221	2BR50/60	958	560.00	0.58			Vacant					N
1-321	2BR50/60	958	560.00	0.58			Vacant					N
1-323	2BR50/60	958	560.00	0.58	560.00	0.58	Connolly, Elizabeth A.	01/29/2007	01/29/2007	12/31/2007	49.00	N
<b>6 total for:</b>	<b>2BR50/60</b>	<b>6,748</b>	<b>3,360.00</b>	<b>0.58</b>	<b>560.00</b>	<b>0.58</b>	<b>958 occupied SQFT</b>					
1-106	2BR60%	958	560.00	0.58	560.00	0.58	Pro, Jerry J	10/13/2006	10/13/2006	09/30/2007	49.00	N
1-107	2BR60%	958	560.00	0.58	560.00	0.58	Raymer, Ruby J	01/18/2007	01/18/2007	12/31/2007	49.00	N
1-109	2BR60%	958	560.00	0.58	560.00	0.58	Young, Martha	04/13/2006	04/13/2006	03/31/2007	49.00	N
1-118	2BR60%	958	560.00	0.58	560.00	0.58	Peterson, Fredrick	10/02/2006	10/02/2006	09/30/2007	49.00	N
1-119	2BR60%	958	560.00	0.58	560.00	0.58	Ruhmann, Shirley J.	12/13/2006	12/13/2006	11/30/2007	49.00	N
1-201	2BR60%	958	560.00	0.58	560.00	0.58	Vacant - pending resident: Morton, Neil A.		03/15/2007	02/01/2008	99.00	N
1-206	2BR60%	958	560.00	0.58			Vacant					N
1-209	2BR60%	958	560.00	0.58	560.00	0.58	McCoy, Rachel C.	02/09/2007	02/09/2007	01/31/2008	49.00	N
1-213	2BR60%	958	560.00	0.58	560.00	0.58	Lair, Glenn	05/01/2006	05/01/2006	04/30/2007	49.00	N
1-218	2BR60%	958	560.00	0.58	560.00	0.58	Jones, Erma	04/21/2006	04/21/2006	03/31/2007	49.00	N
1-219	2BR60%	958	560.00	0.58			Vacant					N
1-223	2BR60%	958	560.00	0.58			Vacant					N
1-301	2BR60%	958	560.00	0.58	560.00	0.58	Ragsdale, Donald & Sharon	03/16/2006	03/16/2006	02/28/2007	49.00	N
1-306	2BR60%	958	560.00	0.58	560.00	0.58	Gibbs, Maria	04/10/2006	04/10/2006	03/31/2007	49.00	N
1-313	2BR60%	958	560.00	0.58			Vacant					N
1-318	2BR60%	958	560.00	0.58			Vacant					N
1-319	2BR60%	958	560.00	0.58			Vacant					N

**ALL UNITS**

As of 2/28/2007

Parameters: Sub Property: ALL  
Unit Range Start: N/A ; Unit Range End: N/A  
Report Type: Details + Summary ; Sort By: Floorplan

Bldg/Unit	Floorplan	SQFT	Market Rent	Actual Rent	Lease Rent	Market Rent	\$/SQFT	Name	Move-In	Lease Start	Lease End	Deposits On Hand	Made Ready
1-320	2BR60%	958	560.00	0.58				Vacant - pending resident: Doyle, Nancy R.	03/31/2007	02/28/2008		99.00	N
<b>18 total for:</b>	<b>2BR60%</b>	<b>17,244</b>	<b>10,080.00</b>	<b>0.58</b>	<b>5,600.00</b>			<b>9,680 occupied SQFT</b>					
1-123	2BRHC	959	560.00	0.58	560.00	0.58		Sisson, James	04/28/2006	03/31/2007		49.00	N
<b>1 total for:</b>	<b>2BRHC</b>	<b>959</b>	<b>560.00</b>	<b>0.58</b>	<b>560.00</b>			<b>959 occupied SQFT</b>					
1-108	2BRHH	958	440.00	0.46	440.00	0.46		Horton, Linda	12/30/2006	11/30/2007		49.00	N
1-120	2BRHH	958	440.00	0.46	440.00	0.46		Slocker, Eula M.	12/27/2006	11/30/2007		49.00	Y
1-121	2BRHH	958	440.00	0.46	440.00	0.46		Fincher, Lalia L.	01/31/2007	12/31/2007		49.00	N
1-207	2BRHH	958	440.00	0.46	440.00	0.46		wallace, donna j	01/29/2007	12/31/2007		49.00	N
1-208	2BRHH	958	440.00	0.46	440.00	0.46		Orthel, Ardis M	09/26/2006	08/31/2007		49.00	N
1-307	2BRHH	958	440.00	0.46	440.00	0.46		Corye, Elizabeth	08/01/2006	07/31/2007		49.00	N
1-308	2BRHH	958	440.00	0.46	440.00	0.46		Hayes, Margaret M	12/22/2006	11/30/2007		49.00	N
<b>7 total for:</b>	<b>2BRHH</b>	<b>6,706</b>	<b>3,080.00</b>	<b>0.46</b>	<b>3,080.00</b>			<b>6,706 occupied SQFT</b>					
<b>64 total for property:</b>		<b>64,564</b>	<b>31,000.00</b>	<b>0.57</b>	<b>21,860.00</b>	<b>0.56</b>		<b>39,256 total occupied SQFT</b>					

Floorplan	Total Units	# Units Occ.	Phys. Occ. %	Avg. SQFT	Occ. SQFT	Total SQFT	Avg. Market Rent	Market Rent	\$/SQFT	Avg. Lease Rent	Lease Rent	\$/SQFT	Tot. Market Rent	Tot. Lease Rent	Loss to Lease	Made Ready	Not Ready	Unavailable	Down
1BR50/60	5	4	80.00	711	2,844	3,555	465.00	0.65	465.00	465.00	0.65	1,860.00	2,325.00	0.00	0	5	0	0	0
1BR60%	7	6	85.71	711	4,266	4,977	465.00	0.65	465.00	465.00	0.65	2,790.00	3,255.00	0.00	0	7	0	0	0
1BR60%-C	9	9	100.00	806	7,254	7,254	465.00	0.58	465.00	465.00	0.58	4,185.00	4,185.00	0.00	0	9	0	0	0
1BRHC	3	1	33.33	716	716	2,148	465.00	0.65	465.00	465.00	0.65	465.00	1,395.00	0.00	0	3	0	0	0
1BRHH	2	2	100.00	711	1,422	1,422	345.00	0.49	345.00	345.00	0.49	690.00	690.00	0.00	0	2	0	0	0
1BRHC-C	3	3	100.00	806	2,418	2,418	345.00	0.43	345.00	345.00	0.43	1,035.00	1,035.00	0.00	0	3	0	0	0
1BR LH	3	3	100.00	711	2,133	2,133	345.00	0.49	345.00	345.00	0.49	1,035.00	1,035.00	0.00	0	3	0	0	0
2BR50/60	6	1	16.67	958	958	5,748	560.00	0.58	560.00	560.00	0.58	3,360.00	3,360.00	0.00	0	6	0	0	0
2BR60%	18	10	55.56	958	9,580	17,244	560.00	0.58	560.00	560.00	0.58	10,080.00	10,080.00	0.00	0	18	0	0	0
2BRHC	1	1	100.00	959	959	959	560.00	0.58	560.00	560.00	0.58	560.00	560.00	0.00	0	1	0	0	0
2BRHH	7	7	100.00	958	6,706	6,706	440.00	0.46	440.00	440.00	0.46	3,080.00	3,080.00	0.00	1	6	0	0	0
<b>Total:</b>	<b>64</b>	<b>47</b>	<b>73.44</b>	<b>853</b>	<b>39,256</b>	<b>64,564</b>	<b>484.38</b>	<b>0.57</b>	<b>485.11</b>	<b>485.11</b>	<b>0.56</b>	<b>21,860.00</b>	<b>31,000.00</b>	<b>0.00</b>	<b>1</b>	<b>63</b>	<b>0</b>	<b>0</b>	<b>0</b>

Parameters: Sub Property: ALL  
Unit Range Start: N/A ; Unit Range End: N/A  
Report Type: Details + Summary ; Sort By: Floorplan

Physical Occupancy	Occupied	%	Vacant	%	Total	Occupancy %	Excluding Unavailable	Including Unavailable
SQFT	39,256	71.94	15,308	28.06	54,564		78.13	78.13
Unit Count	47	73.44	17	26.56	64		73.44	73.44
						Include Vacant Leased		
						Exclude Vacant Leased		

Exposure to Vacancy	Number	%	Moves/Transfers	Vacant Units Make Ready Status	Number	%	Total Leased	Admin/Down	Total Available
Currently Vacant Units	17	26.56	February In	Ready	0	0.00	0	0	0
Less Vacant Leased	(3)	4.69	February Out	Not Ready	17	100.00	3	0	14
Plus Occupied On Notice	1	1.56							
Less Occupied Pre-leased	0	0.00							
Net Exposure To Vacancy	15	23.44							14

Rental Rates	Occupied	\$/SQFT	%	Vacant	\$/SQFT	%	Total	\$/SQFT	%
Market Rent	21,860.00	0.56	70.52	9,140.00	0.60	29.48	31,000.00	0.57	100.00
Lease Rent	21,860.00	0.56	70.52				21,860.00	0.56	70.52
Loss to Lease	0.00	0.00	0.00				9,140.00	0.01	

**CHRISTIAN COUNTY COMMISSION 2007**  
**NOTICE OF OPEN MEETING**  
**POSTED @ 8:00 a.m. July 13, 2007**

**\*\*\*\*\*JULY TERM\*\*\*\*\***

Notice is hereby given that the Christian County Commission will conduct  
a meeting at:

The Christian County Courthouse, Rm. 100  
On: July 16, 2007

- |            |  |
|------------|--|
| 9:00 a.m.  | Great River Engineering and MODOT<br>Re: Intersection Improvements |
| 10:00 a.m. | Bid Opening – Shelving for Sheriff's<br>Department                 |
| 10:15 a.m. | Sandra Bryant<br>Re: BOE Court Orders                              |
| 10:30 a.m. | BOE Hearing – William Woods<br>Re: 201 W. River Bluff Dr.          |
| 11:30 a.m. | Great River Engineering<br>Re: Terrell Creek Blvd.                 |
| 1:30 p.m.  | BOE Hearing – Tom Dobbin<br>Re: Mountain Blvd. Apartments          |
| 3:15 p.m.  | Carl Pyper<br>Re: Group Major Medical Insurance<br>Presentation    |

The agenda of this meeting may include a vote to close a portion of the  
meeting pursuant to 610.021 of the Missouri Sunshine Law.

Christian County

7/12/07 Date

### INFORMAL HEARING APPOINTMENT LOG

Time	Subclass R/C/A	Taxpayer Name or Agent	Situs Address	Parcel Number	Change Yes/No
9:00		William Woods	201 W. River Bluff Dr.		
9:20					
9:40					
10:00					
BREAK					
10:40					
11:00					
11:20					
11:40					
LUNCH					
1:00					
1:20					
1:40					
BREAK					
2:40					
3:00					
3:20					
3:40					
Notes:					

Christian County

7-9-2007 Date

### INFORMAL HEARING APPOINTMENT LOG

Time	Subclass R/C/A	Taxpayer Name or Agent	Situs Address	Parcel Number	Change Yes/No
9:00					
9:20					
9:40					
10:00					
BREAK					
10:40					
11:00		<u>Villas at Copperleaf Apartments LP - Travis Mauldin</u>			
11:20					
11:40					
LUNCH					
1:00					
1:20					
1:40					
BREAK					
2:40					
3:00					
3:20					
3:40					
Notes:					

Christian County

7/16/07 Date

### INFORMAL HEARING APPOINTMENT LOG

Time	Subclass R/C/A	Taxpayer Name or Agent	Situs Address	Parcel Number	Change Yes/No
------	-------------------	------------------------------	------------------	------------------	------------------

9:00 \_\_\_\_\_

9:20 \_\_\_\_\_

9:40 \_\_\_\_\_

10:00 \_\_\_\_\_

BREAK

~~10:40~~ <sup>10:30</sup> William Woods, 201 W. River Bluff Dr.

11:00 \_\_\_\_\_

11:20 \_\_\_\_\_

11:40 \_\_\_\_\_

LUNCH

1:00 \_\_\_\_\_

1:20 \_\_\_\_\_

1:40 \_\_\_\_\_

BREAK

2:40 \_\_\_\_\_

3:00 \_\_\_\_\_

3:20 \_\_\_\_\_

3:40 \_\_\_\_\_

Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Christian County

7/16/07 Date

### INFORMAL HEARING APPOINTMENT LOG

Time	Subclass R/C/A	Taxpayer Name or Agent	Situs Address	Parcel Number	Change Yes/No
9:00					
9:20					
9:40					
10:00					
BREAK					
10:40					
11:00					
11:20					
11:40					
LUNCH					
1:00					
1:20		Tom Dobbin	Mountain Blvd. Apartments 2011 W. Bingham		
1:40					
BREAK					
2:40					
3:00					
3:20					
3:40					
Notes:					

August 1, 2007

Mountain Boulevard Apartments, LP.  
Attn: Tom Dobbins  
1415 Olive Street Ste. 310  
St. Louis, MO. 63103

RE: BOE Hearing on the Mountain Boulevard Apartments, LP.

Dear Mr. Dobbins,

The Christian County Board of Equalization discussed your property assessment appeal and voted to send the appeal to the State Tax Commission for review. Please find enclosed a copy of the minutes, a self-addressed tax form to send to the State Tax Commission.

Sincerely,

A handwritten signature in cursive script that reads "Kay Brown".

Kay Brown, Secretary to the Christian County Board of Equalization



# CHRISTIAN COUNTY COMMISSION

100 W. CHURCH ST., ROOM 100  
OZARK, MO 65721  
Phone: 417-581-2112 • Fax: 417-581-5924

JOHN GRUBAUGH  
Presiding Commissioner

BILL BARNETT  
Western Commissioner

TOM HUFF  
Eastern Commissioner

June 29, 2007

Mr. William Woods  
201 W. River Bluff Dr.  
Ozark, MO 65721

RE: BOE Hearing

Dear Mr. Woods:

We have scheduled your appointment for July 12, 2007 at 9:00 a.m. regarding the assessment of the property located at 201 W. River Bluff Drive. Please be sure to bring 2 copies of all documentation to support your analysis such as photographs, maps, insured value of the structure, and a statement showing the replacement cost or an appraisal. Income type property owners should submit income and expense information. Without supporting evidence to validate your claim, the Board of Equalization will not be able to make a change in your assessment.

If you have any questions, or need to reschedule, please call the Assessor's office at 581-2440.

Thank you,

*Kay Brown*  
*By Norma Ryan*

Kay Brown  
County Clerk



# CHRISTIAN COUNTY COMMISSION

100 W. CHURCH ST., ROOM 100  
OZARK, MO 65721  
Phone: 417-581-2112 • Fax: 417-581-5924

JOHN GRUBAUGH  
Presiding Commissioner

BILL BARNETT  
Western Commissioner

TOM HUFF  
Eastern Commissioner

July 9, 2007

William Woods  
201 W. River Bluff Drive  
Ozark, MO 65721

Re: BOE Hearing

Dear Mr. Woods:

Upon request, your appointment with the Board of Equalization regarding 201 W. River Bluff Drive has been rescheduled for July 16, 2007 at 10:30 a.m. Please be sure to bring 2 copies of all documentation to support your analysis such as photographs, maps, insured value of the structure, and a statement showing the replacement cost or an appraisal. Income type property owners should submit income and expense information. Without supporting evidence to validate your claim, the Board of Equalization will not be able to make a change in your assessment.

If you have any questions, or need to reschedule, please call the Assessor's office at 581-2440.

Thank you,

Kay Brown  
County Clerk



# CHRISTIAN COUNTY COMMISSION

100 W. CHURCH ST., ROOM 100  
OZARK, MO 65721  
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JOHN GRUBAUGH  
Presiding Commissioner

BILL BARNETT  
Western Commissioner

TOM HUFF  
Eastern Commissioner

July 9, 2007

Tom Dobbin  
1415 Olive Street, Ste 310  
St. Louis, MO 36103

Re: BOE Hearing

Dear Mr. Dobbin:

Your appointment with the Board of Equalization regarding Mountain Boulevard Apartments is scheduled for July 16, 2007 at 1:30 p.m. Please be sure to bring 2 copies of all documentation to support your analysis such as photographs, maps, insured value of the structure, and a statement showing the replacement cost or an appraisal. Income type property owners should submit income and expense information. Without supporting evidence to validate your claim, the Board of Equalization will not be able to make a change in your assessment.

If you have any questions, or need to reschedule, please call the Assessor's office at 581-2440.

Thank you,

Kay Brown  
County Clerk



# CHRISTIAN COUNTY COMMISSION

100 W. CHURCH ST., ROOM 100  
OZARK, MO 65721  
Phone: 417-581-2112 • Fax: 417-581-5924

JOHN GRUBAUGH  
Presiding Commissioner

BILL BARNETT  
Western Commissioner

TOM HUFF  
Eastern Commissioner

June 13, 2007

Mr. Travis Mauldin  
1183 Joyce Blvd, Suite 2  
Fayetteville, AR 72703

Re: BOE Hearing – Villas at Copperleaf Apartments LP

Dear Mr. Mauldin:

We have scheduled your appointment for July 9<sup>th</sup> at 11:00 a.m. Please be sure to bring all documentation to support your analysis such as insured value of the structure, statement showing the replacement cost or an appraisal. Without supporting evidence to validate your claim, the Board of Equalization will not be able to make a change in your assessment.

If you have any questions, or need to reschedule, please call the Assessor's office at 581-2440.

Thank you.

Kay Brown  
County Clerk

**2007 CHRISTIAN COUNTY BOARD OF EQUALIZATION  
APPEAL FORM**

Parcel number: 10-0.6-13-002-017-008.000

Property address: 104 N Fort St

Owner's name:

Autozone Inc.

*/ Wm McCroskey*

Owner's mailing address:

c/o Dept 8700

*& Murray McCaTrust*

PO Box 2198

Memphis, TN 38101

Person attending: Jerome Wallach

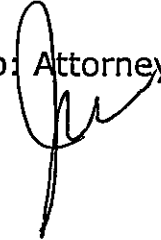
Relationship: Attorney

The Wallach Law Firm

Three City Place Drive, Suite 1070

St. Louis, MO 63141

314-997-4040



Taxpayer opinion of value:

*Market*

*\$72,000*

Reason for appeal: Equalization & Overvaluation

*Called twice before*

*June 25<sup>th</sup>*

*Called the 18<sup>th</sup> as well*

**RECEIVED**

**JUN 18 2007**

**KAY BROWN  
COUNTY CLERK**

*No appt. made*